

Sutter County Economic Forecast

Sutter County is one of the major agricultural counties located in north-central California. Sutter County, together with neighboring Yuba County, constitute what is known as the Yuba City Metropolitan Statistical Area.

The population of Sutter County was 83,200 in 2003, and is projected to reach 95,100 residents by the year 2010, an increase of 14 percent.

Due in part to seasonal variations in employment, agriculturally oriented counties like Sutter usually report higher unemployment rates. Sutter's 2002 annual average unemployment rate (13.4 percent) was high compared to the state's rate of 6.6 percent, but has dropped to its present level from a high of 18.3 percent recorded in 1992.

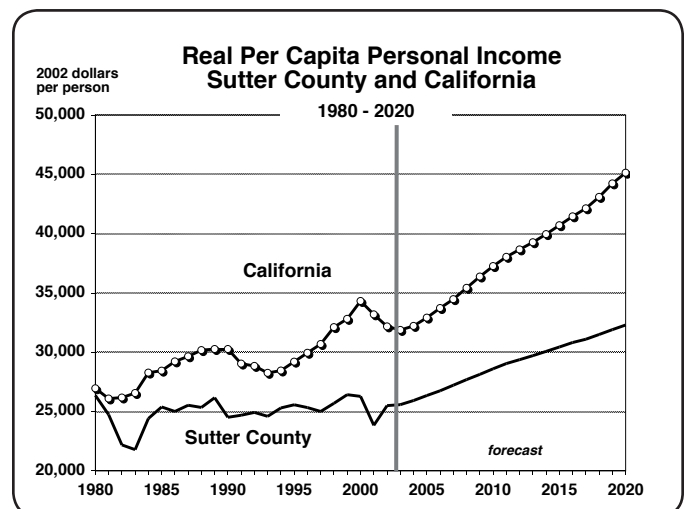
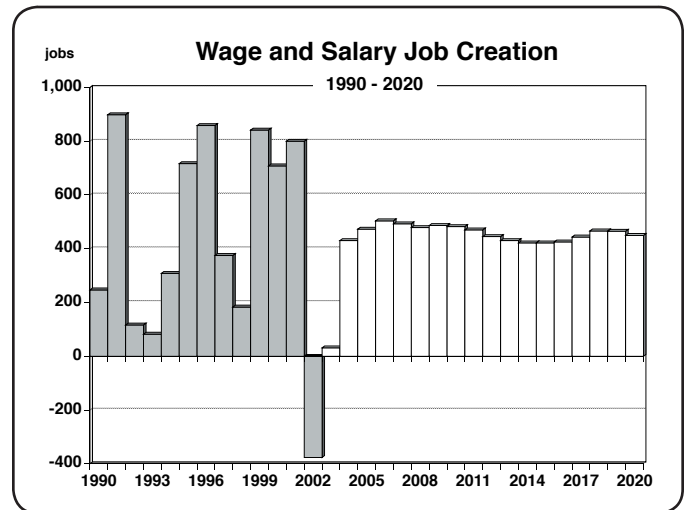
Sutter's economy is based in agriculture, food processing, lumber and wood products, and government. These industries are export industries, bringing revenue in from outside the county. In recent years, the region has also experienced significant growth in light manufacturing.

Sutter County is one of California's most extensively farmed counties. Last year, agriculture provided almost 14 percent of the county's total employment. The availability of water and long growing seasons combine to produce a wide variety of crops, including tomatoes, rice, peaches, dried plums, nuts, and other grains, all of which are distributed nationally and internationally.

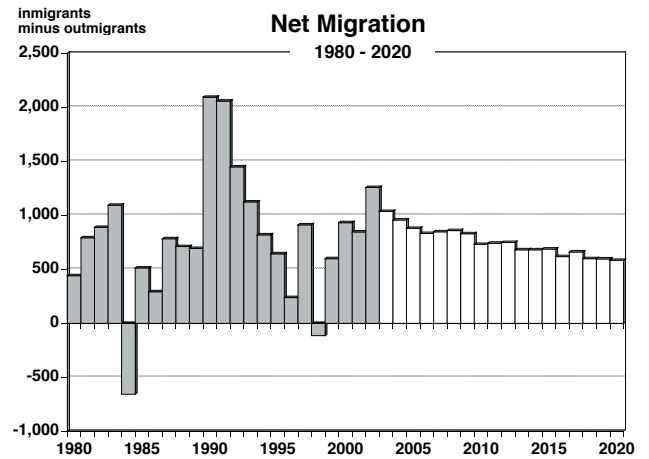
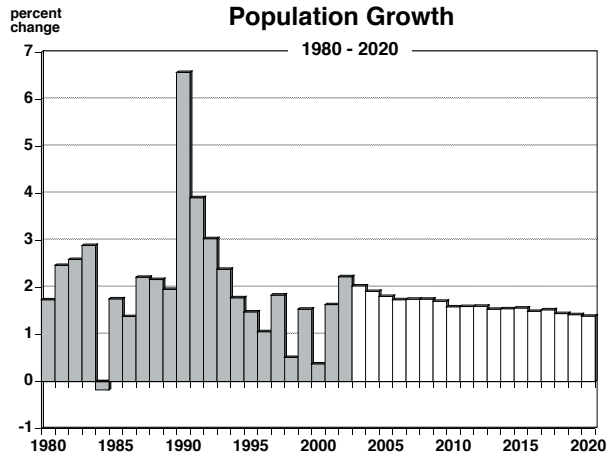
The Services sector represents 21 percent of all jobs in the county. It will add an estimated 1,000 new jobs over the next 5 years. Government, another vital industry in Sutter County, provided 17 percent of the county's jobs, with the majority of jobs in local government. Industry projections for Sutter County indicate that government will add another 700 jobs during the next 5 years, most of which are estimated to be in the local government sector.

Forecast Highlights

- Non-farm job growth rises 1.9 percent per year over the next 5 years. The principal sector of growth occurs in government and services. Employment in the services sector is forecast to increase 3.3 percent per year. Government sector jobs are forecast to increase at an average annual rate of 2.5 percent between 2003 and 2008.



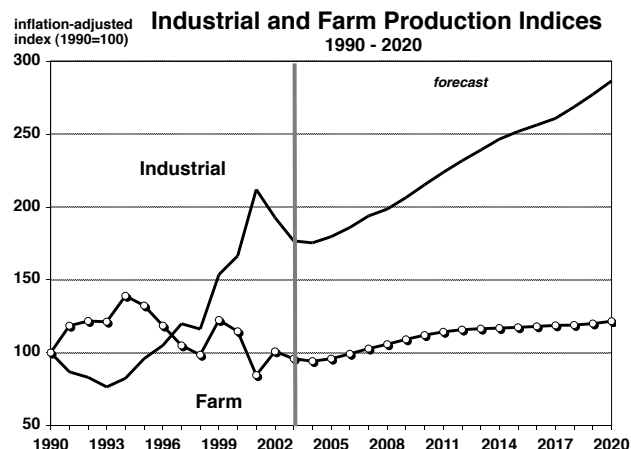
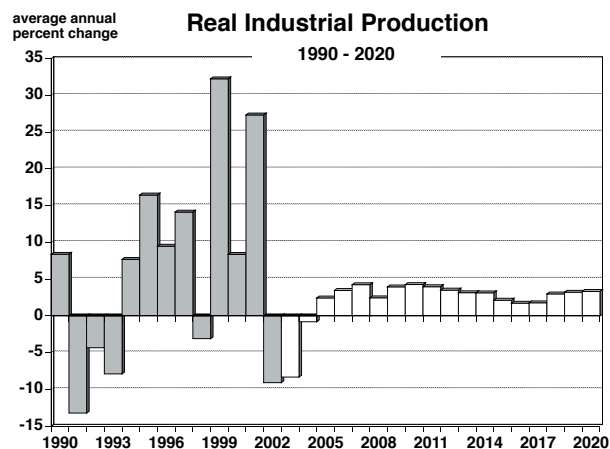
- Inflation-adjusted per capita income increases 1.6 percent per year between 2003 and 2008. Between 1997 and 2002, the growth of real per capita income averaged 0.5 percent per year.
- On the strength of greater fertility and slightly positive net in-migration, the growth in population increases to 1.8 percent per year over the next 5 years. The number of new in-migrants is forecast to average 900 persons per year.
- An average of 660 new residential units are authorized each year over the next 5 years.



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1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	75,300	644	68,066	26.7	474	\$0.5	\$1.5	\$25,580	\$330.2	\$0.5
1996	76,100	239	68,900	27.0	287	\$0.5	\$1.5	\$25,335	\$302.7	\$0.5
1997	77,500	912	65,863	27.3	246	\$0.6	\$1.6	\$25,016	\$277.2	\$0.6
1998	77,900	-113	69,738	27.6	208	\$0.6	\$1.7	\$25,700	\$268.3	\$0.6
1999	79,100	599	71,990	27.8	183	\$0.7	\$1.9	\$26,427	\$347.7	\$0.8
2000	79,400	932	74,244	27.0	249	\$0.7	\$1.9	\$26,279	\$340.2	\$0.8
2001	80,700	847	77,545	27.2	447	\$0.8	\$1.9	\$23,840	\$264.4	\$1.1
2002	82,500	1,258	79,798	27.7	658	\$0.8	\$2.1	\$25,507	\$320.5	\$1.0
2003	84,179	1,037	80,532	28.4	668	\$0.8	\$2.2	\$25,588	\$312.2	\$0.9
2004	85,794	957	81,621	29.1	658	\$0.9	\$2.3	\$25,936	\$315.4	\$0.9
2005	87,348	880	82,833	29.7	655	\$0.9	\$2.5	\$26,358	\$329.8	\$0.9
2006	88,869	832	84,082	30.4	646	\$1.0	\$2.6	\$26,756	\$350.7	\$0.9
2007	90,426	848	85,318	31.1	666	\$1.0	\$2.8	\$27,221	\$373.0	\$1.0
2008	92,012	859	86,522	31.8	673	\$1.1	\$3.0	\$27,696	\$393.9	\$1.0
2009	93,583	830	87,695	32.4	678	\$1.1	\$3.2	\$28,137	\$416.9	\$1.0
2010	95,072	732	88,832	33.2	650	\$1.2	\$3.4	\$28,605	\$440.1	\$1.1
2011	96,589	742	89,945	33.8	648	\$1.2	\$3.6	\$29,046	\$461.8	\$1.1
2012	98,137	749	91,026	34.5	644	\$1.3	\$3.8	\$29,383	\$481.2	\$1.2
2013	99,648	682	92,073	35.2	631	\$1.4	\$4.0	\$29,713	\$498.2	\$1.2
2014	101,192	681	93,097	35.8	632	\$1.4	\$4.2	\$30,075	\$513.6	\$1.2
2015	102,775	688	94,119	36.5	632	\$1.5	\$4.4	\$30,441	\$530.2	\$1.3
2016	104,312	619	95,147	37.1	605	\$1.6	\$4.7	\$30,819	\$548.3	\$1.3
2017	105,905	661	96,179	37.8	613	\$1.7	\$5.0	\$31,104	\$567.3	\$1.3
2018	107,438	599	97,233	38.4	596	\$1.7	\$5.2	\$31,497	\$584.6	\$1.3
2019	108,968	597	98,309	39.0	592	\$1.8	\$5.5	\$31,907	\$606.0	\$1.4
2020	110,484	584	99,395	39.6	586	\$1.9	\$5.8	\$32,298	\$630.0	\$1.4



Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----								
21,833	4,225	975	1,650	733	5,717	892	4,233	3,408
22,692	4,625	883	1,817	800	5,700	875	4,483	3,508
23,067	4,300	1,000	1,875	792	5,917	817	4,600	3,767
23,250	4,233	1,008	1,858	842	6,033	867	4,625	3,783
24,092	4,083	1,100	2,067	867	6,183	975	4,992	3,825
24,800	4,092	1,133	1,958	808	6,200	1,000	5,392	4,217
25,600	3,800	1,700	2,200	800	6,400	1,100	5,500	4,100
25,224	3,442	1,501	2,069	787	6,800	1,040	5,335	4,251
25,255	3,387	1,309	1,951	772	6,981	1,054	5,409	4,392
25,686	3,468	1,278	1,879	761	7,136	1,065	5,577	4,522
26,159	3,532	1,289	1,827	760	7,273	1,074	5,762	4,643
26,663	3,585	1,316	1,793	772	7,395	1,082	5,964	4,757
27,156	3,630	1,338	1,771	794	7,507	1,085	6,168	4,863
27,635	3,669	1,360	1,760	819	7,612	1,086	6,365	4,965
28,121	3,702	1,381	1,754	852	7,713	1,087	6,569	5,062
28,603	3,731	1,398	1,750	892	7,811	1,088	6,777	5,157
29,074	3,755	1,412	1,746	933	7,907	1,087	6,983	5,250
29,519	3,776	1,424	1,744	970	8,002	1,085	7,172	5,345
29,949	3,792	1,434	1,746	1,009	8,096	1,084	7,342	5,446
30,371	3,806	1,447	1,752	1,044	8,189	1,082	7,499	5,553
30,793	3,816	1,460	1,761	1,066	8,281	1,081	7,660	5,668
31,218	3,825	1,473	1,770	1,085	8,372	1,079	7,826	5,788
31,662	3,833	1,488	1,778	1,110	8,462	1,079	7,999	5,913
32,129	3,839	1,506	1,786	1,140	8,552	1,079	8,186	6,042
32,594	3,845	1,526	1,789	1,172	8,640	1,080	8,368	6,174
33,044	3,851	1,541	1,790	1,201	8,728	1,080	8,546	6,307

